



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 30, 2004

IN REPLY PLEASE  
REFER TO FILE:

MP-6  
171-042  
M0221073

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BELL CREEK - PARCELS 8EX, 8EX.1, 8EX.2, AND 8EX.3  
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Bell Creek, Parcels 8EX, 8EX.1, 8EX.2, and 8EX.3 (608, 707, 514, and 464 square feet, respectively), located behind 7057, 7061, 7065, and 7053 Sale Avenue, respectively, in the West Hills area of the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcels 8EX, 8EX.1, 8EX.2, and 8EX.3 to the adjacent property owners, Patricia Peyton McNish, Donald E. and Genevieve S. Thompson, Hugh J. and Anne R. Peyton, and Wilford A. and Sandra S. Savage, for \$3,100, \$3,200, \$2,300, and \$2,100, respectively, for a total of \$10,700.
4. Instruct the Chairman to sign the enclosed Quitclaim Deeds and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell parcels of surplus property along Bell Creek to the adjacent property owners, Patricia Peyton McNish, Donald E. and Genevieve S. Thompson, Hugh J. and Anne R. Peyton, and Wilford A. and Sandra S. Savage, who own single-family residences at 7057, 7061, 7065, and 7053 Sale Avenue, respectively, in the City of Los Angeles. Parcels 8EX, 8EX.1, 8EX.2, and 8EX.3 are located at the confluence of Dayton Creek and Bell Creek, on the north side of Bell Creek, between Capistrano Avenue and Shoup Avenue, in the West Hills area of the City of Los Angeles.

The District acquired fee title to these parcels as part of the land needed for the Bell Creek project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these properties, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenues from these sales will be used for flood control purposes. Furthermore, these sales will eliminate the need to maintain the properties and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling prices totaling \$10,700 represent the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sales was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sales are in conformance with the adopted General Plan.

Parcels 8EX, 8EX.1, 8EX.2, and 8EX.3 are no longer needed for the purposes of the District. These sales are not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds do not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deeds have been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
September 30, 2004  
Page 3

**ENVIRONMENTAL DOCUMENTATION**

The sale of these parcels is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Statutes and Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of each Quitclaim Deed. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the four executed originals and one duplicate of each to this office, retaining one duplicate of each for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

CPM:bw  
P6:1646BRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

Ms. Patricia Payton McNish  
7057 Sale Avenue  
West Hills, CA 91307

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2024-016-901 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to PATRICIA PAYTON MCNISH, a married woman, all its right, title, and interest in and to all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BELL CREEK	8EX
171 RW 1.1	
S.D. 3	M0221072

KDR:in:P:Conf:qcdBELLCRK8EX

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
--

**BELL CREEK 8EX**

171 RW 1.1

A.P.N. 2024-016-901 (Portion)

T.G. 529 (H5)

I.M. 60

Third District

M0221072

**LEGAL DESCRIPTION**

That portion of that part of Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 8 (Bell Creek) in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the southwesterly corner of Lot 24, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence easterly along the curved southerly line of said last-mentioned lot, an arc length of 56.75 feet to the easterly line of said last-mentioned lot; thence South 12°47'54" West along the southerly prolongation of said easterly line, a distance of 10.58 feet to a point in a non-tangent curve concave to the north and having a radius of 479.66 feet, a radial of said curve to said point bears South 8°57'53" West; thence westerly along said curve through a central angle of 6°52'06", an arc distance of 57.50 feet to the southerly prolongation of the westerly line of said last-mentioned lot; thence northerly along said last-mentioned southerly prolongation, a distance of 12.66 feet to the point of beginning.

Containing: 680± s.f.

**EXHIBIT A**

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. Donald E. Thompson  
7061 Sale Avenue  
West Hills, CA 91307

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2024-016-901 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to DONALD E. THOMPSON and GENEVIEVE S. THOMPSON, husband and wife, as joint tenants, all its right, title, and interest in and to all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BELL CREEK	8EX.1
171 RW 1.1	
S.D. 3	M0221071

KDR:in:P:Conf:qcdBELLCRK8EX.1

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
--



**BELL CREEK 8EX.1**

171 RW 1.1

A.P.N. 2024-016-901 (Portion)

T.G. 529 (H5)

I.M. 60

Third District

M0221071

**LEGAL DESCRIPTION**

That portion of that part of Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 8 (Bell Creek) in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the southwesterly corner of Lot 23, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence easterly along the curved southerly line of said last-mentioned lot, an arc length of 57.41 feet to the easterly line of said last-mentioned lot; thence South 16°11'07" West along the southerly prolongation of said easterly line, a distance of 12.66 feet to a point in a non-tangent curve concave to the north and having a radius of 479.66 feet, a radial of said curve to said point bears South 15°49'59" West; thence westerly along said curve through a central angle of 6°56'56", an arc distance of 58.17 feet to the southerly prolongation of the westerly line of said last-mentioned lot; thence northerly along said last-mentioned southerly prolongation, a distance of 11.21 feet to the point of beginning.

Containing: 707± s.f.

**EXHIBIT A**

WHEN RECORDED  
MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Hugh J. Peyton and Anne R. Peyton  
7065 Sale Avenue  
West Hills, CA 91307

*Space Above This Line Reserved for Recorder's Use*

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-901 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to HUGH J. PEYTON and ANNE R. PEYTON, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BELL CREEK	8EX.2
171 RW 1.1	
S.D.3	M0221073

KDR:in:P:Conf:qcdBELL CRK8EX.2.doc

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
--

**BELL CREEK 8EX.2**

171 RW 1.1

A.P.N. 2024-016-901 (Portion)

T.G. 529 (H5)

I.M. 60

Third District

M0221073

**LEGAL DESCRIPTION**

**PARCEL NO. 8EX.2** (Quitclaim of a portion of fee):

That portion of that part of Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 8 (Bell Creek) in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the most westerly corner of Lot 22, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence easterly along the curved southerly line of said last-mentioned lot, an arc distance of 56.35 feet to the easterly line of said last-mentioned lot; thence South 19°36'43" West along the southerly prolongation of said easterly line, a distance of 11.21 feet to a point in a non-tangent curve concave to the north and having a radius of 479.66 feet, a radial of said curve to said point bears South 22°46'55" West; thence westerly along said curve through a central angle of 4°53'14", an arc distance of 40.91; thence tangent to said last-mentioned curve North 62°19'51" West 16.16 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence northeasterly along said southwesterly prolongation, a distance of 6.59 feet to the point of beginning.

Containing: 514± s.f.

**EXHIBIT A**

WHEN RECORDED  
MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Wilford A. Savage and Sandra S. Savage  
7053 Sale Avenue  
West Hills, CA 91307

*Space Above This Line Reserved for Recorder's Use*

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2024-016-901 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to WILFORD A. SAVAGE and SANDRA S. SAVAGE, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BELL CREEK	8EX.3
171 RW 1.1	
S.D.3	M0221070

KDR:in:P:Conf:qcdBELL CRK8EX.3.doc

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
--

**BELL CREEK 8EX.3**

171 RW 1.1

A.P.N. 2024-016-901 (Portion)

T.G. 529 (H5)

I.M. 60

Third District

M0221070

**LEGAL DESCRIPTION**

**PARCEL NO. 8EX.3**

That portion of that part of Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 8 (Bell Creek) in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 30117, page 392, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the southwesterly corner of Lot 25, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence easterly along the curved southerly line of said last-mentioned lot, an arc distance of 57.41 feet to the easterly line of said last-mentioned lot; thence South 9°22'19" West along the southerly prolongation of said easterly line, a distance of 4.93 feet to a point in a non-tangent curve concave to the north and having a radius of 479.66 feet, a radial of said curve to said point bears South 2°00'58" West; thence westerly along said curve through a central angle of 6°56'56", an arc distance of 58.17 feet to the southerly prolongation of the westerly line of said last-mentioned lot; thence northerly along said last-mentioned southerly prolongation, a distance of 10.58 feet to the point of beginning.

Containing: 464± s.f.

**EXHIBIT A**